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LUNENBURG TOWN  
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## ZONING BOARD OF APPEALS MINUTES

February 9, 2011

The Lunenburg Zoning Board of Appeals held a public hearing on Wednesday February 9, 2011 at 7:00 PM. The hearing was held at the Lunenburg Town Hall, 2nd Floor Conference Room, 17 Main Street, Lunenburg, MA.

The petitioner Priestly A. Bisong, 41 Hamilton Street #16, Leominster, MA, Asek-Ojong Enterprise LLC; d/b/a Best Auto was seeking Special Permit approval for the storage and display of twenty motor vehicles for sale. The property, which is the subject of this case, is located at **40 Summer Street, Lunenburg, MA 01462**. The owners of the property are Kelly Brothers, 40 Summer Street, Lunenburg, MA 01462

Board Members present: Donald F. Bowen, Chairman, James Besarkarski, Alfred Gravelle, Hans Wentrup and Sheila Lumi. Present but not voting Paul Doherty and David Blatt.

### **Others Present:**

Michael & Peter Kelly, property owners.

**7:00 PM** The public hearing was opened and Chairman Donald Bowen introduced the Board members and explained the hearing procedure to the audience. The petition was read into the public record and the petitioner Priestly Bisong said he would answer any questions from the Board. No one spoke in favor or opposition to the petitioner's request.

James Besarkarski asked if the use was going to remain the same. Michael Kelly one of the property owners indicated that they are looking to rent the property to Mr. Bisong to operate a used car sales lot in the same way it was done previously. Mr. Kelly indicated that he and his brother Peter sold motor vehicles from this location and an abutting location from 1996 to 2008. In 2009 they rented the property to Valentine Miller and received the proper approvals and permits to sell twenty motor vehicles. Mr. Valentine closed his business in June of 2010.

Alfred Gravelle asked if the layout of the cars on the lot would remain the same. Mr. Michael Kelley indicated that Mr. Bisong is seeking the same number of cars (twenty) and the layout would be exactly the same as Mr. Miller. Mr. Kelly further explained that he made Mr. Bisong aware of the by-laws that govern used car sales with regard to signage and lighting. Mr. Bowen asked if the hours of operation were going to change. Mr. Bisong requested the hours of 9:00 A.M. to 7:00 P.M. Monday through Saturday. Mr. Kelly said that the automobiles would be late model sticker ready vehicles. Hans Wentrup asked if the plan submitted was to scale. Mr. Kelly informed the Board that he used the Assessors map to create the parking layout and the paved area of the parcel is outlined on the plan, they will maintain a twenty foot setback as required in the Protective (Zoning By-law. Snow will be plowed to the rear non-paved area of the car lot. Mr. Bisong indicated that there would be no repair work, he would only engage in the cleaning of his cars. Mr. Bowen, Chairman, outlined the standard conditions for operating an auto sales business. The applicant had no problem complying with the enumerated conditions.

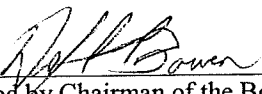
**MOTION**

After due deliberation James Besarkarski made a motion to grant the Special Permit for the storage and display of twenty motor vehicles for sale and subject to the following conditions. Alfred Gravelle seconded the motion.

All members voted in favor of approving the Special Permit with the enumerated conditions outlined in the decision.

Hearing Adjourned at 7:20 P.M.

Minutes submitted by Lisa A. Normandin, Board Secretary

 2/16/2011  
Approved by Chairman of the Board

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